

BOSTON REDEVELOPMENT AUTHORITY
AMENDMENT TO THE REPORT AND DECISION
OF THE PRUDENTIAL INSURANCE COMPANY OF
AMERICA FOR AUTHORIZATION AND APPROVAL
OF A PROJECT UNDER MASSACHUSETTS GENERAL
LAWS (TER.ED.) CHAPTER 121A AS AMENDED,
AND CHAPTER 652 OF THE ACTS OF 1960

On July 14, 1961, the Authority voted to adopt a Report and Decision on the Application of The Prudential Insurance Company of America for Approval of an Urban Redevelopment Project Pursuant to Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended and Chapter 652 of the Acts of 1960. The Application was amended August 13, 1964; April 29, 1965; July 27, 1967; June 18, 1972; April 19, 1973; June 27, 1974; May 6, 1976; November 18, 1976; March 29, 1979; February 21, 1980 and September 16, 1982.

In accordance with the foregoing votes, the insurance company has completed the improvements contemplated by the above application.

On November 7, 1983, the Applicant submitted a further Amendment. The Prudential Insurance Company of America proposes to alter approximately 50,000 square feet of the Prudential Center Parking Garage adjacent to the lower level entrance to the Sheraton Boston Hotel for the purpose of creating an Exhibit Hall mode of operation. The exhibit area is designed to accommodate 240-10 x 9 booths. Entrance to the facility will be gained from the Sheraton via a new stairway or the elevators.

The design is such that the area can be easily and quickly changed from Garage to Exhibit Hall mode. The cost of the project is about \$1.5 million.

It is expected that the garage will be used in the Exhibit Hall mode about 45 to 60 days a year. The Sheraton is projecting that this project will preserve about 60,000 hotel room nites for Boston during 1985 and 1986 when the Hynes is closed for construction.

When the garage is used in the Exhibit Hall mode, approximately 147 parking spaces will be displaced. This will minimally impact the 3400 space garage, and valet parking will be implemented from time to time if needed.

The architect for this project is WZMH. They have had preliminary meetings with City Buildings Department and there does not appear to be any code problems. A copy of the preliminary plans are attached.

The Prudential Insurance Company of America proposes to grant an Easement to the Urban Investment and Development Company to facilitate the installation and construction of the northerly end of the new Huntington Avenue bridge on Prudential Center property in accordance with Plans attached hereto. The Easement shall terminate in the year 2077.

The proposed new construction is not a change in the type and character of the building or the project.

There are no permissions, so far as known to The Prudential Insurance Company of America, which may be required for the proposed new construction to deviate from zoning, building, health and fire laws, codes, ordinances and regulations in effect in Boston, in addition to those previously granted, for the new construction and the building of which it will be a part, to be located and altered to conform with the plans attached hereto insofar as differing from the plans upon which prior decisions are based.

In opinion of the Chief General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing.

The Authority hereby makes the following findings and determinations:

1. That the Authority finds the proposed new construction is not a fundamental change in the type and character of the buildings or the project, and will be subject to the provisions of General Laws, Chapter 121A and Chapter 652 of the Acts of 1960, and of the contract with the City of Boston dated March 2, 1962, and the Rules, Regulations and Standards and the Statement of Accounts to be paid to the City of Boston, now applicable to the Project, and you approve such construction;
2. That the Authority grants permission to permit the alteration and temporary use of the Prudential Center Garage, in accordance with proposed Plans attached hereto; said temporary use to be for a period of two years from the date of its approval by the Mayor; however, notwithstanding said two-year period, the use may continue until the Hynes Auditorium reopens after reconstruction, provided said reconstruction commences within said initial two-year period.
3. The Authority grants permission for the grant of an Easement to Urban Investment and Development Company.

The Prudential Insurance Company of America
Northeastern Home Office
P.O. Box 141, Boston, Massachusetts 02199
Tel. 617-236-3121

Robert J. Scales, CLU
President
Northeastern Operations

December 13, 1983

Mr. Robert L. Farrell, Chairman
Boston Redevelopment Authority
City Hall - 9th Floor
Boston, MA

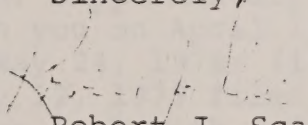
Dear Mr. Farrell:

On November 7, 1983, the Prudential submitted a request for permission to make alterations to the Sheraton Hotel area of the Prudential Center garage.

The basis and only reason for this request is to try to preserve about nine million dollars of revenue here in Boston that would otherwise be lost to some other city as a result of the Hynes' closing for remodeling during the years 1985 and 1986. We are not nor do we intend to be in competition with the Hynes. We here at Prudential, together with the Sheraton Hotel Management have discussed this temporary arrangement of exhibition space with Mr. Joyce of the Auditorium Commission and have assured him that we are not and do not want to be in competition with the Hynes, but that necessity requires us to react to a situation that will preserve jobs and maintain exhibition facilities in Boston.

We again request that the Board vote to approve our request for a variance for a period of two years from the date the Mayor approves our Application, provided that it is understood between Prudential and the Authority that the requested use may continue until the date on which the Hynes reopens after reconstruction, provided the reconstruction is commenced within said two year period.

Sincerely,


Robert J. Scales, CLU
President
Northeastern Operations

The Prudential Insurance Company of America
Northeastern Home Office
P.O. Box 141, Boston, Massachusetts 02199

Robert J. Scales, CLU
President
Northeastern Operations

November 7, 1983

Mr. Robert J. Ryan, Director
Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, Massachusetts 02108

Re: Prudential Center Project

Dear Mr. Ryan:

Reference is made to (a) Amendment of Application dated June 13, 1961, filed by The Prudential Insurance Company of America with you on July 14, 1961, and to your Report and Decision dated August 14, 1961; (b) Supplementary Application dated August 13, 1964, filed by the insurance company with you on the same day and to the action which you took with reference thereto by vote on August 13, 1964, approved by the Mayor on August 19, 1964; (c) Supplementary Application dated April 26, 1965, filed with you on April 29, 1965; and to the action which you took with reference thereto by vote on April 29, 1965, approved by the Mayor on June 2, 1965; and (d) Supplementary Application dated July 17, 1967, filed with you on July 27, 1967, and to the action which you took with reference thereto by vote on August 7, 1967, and approved by the Mayor on August 15, 1967; (e) Supplementary Application dated April 11, 1972, filed with you on April 11, 1972, and to the action which you took with reference thereto by vote dated June 15, 1972, and approved by the Mayor on July 6, 1972; (f) to Supplementary Application dated April 17, 1973, filed with you on the same day, and to the action which you took with reference thereto on April 22, 1973, approved by the Mayor on May 2, 1973; (g) Supplementary Application dated June 27, 1974, filed with you on the same day, and to the action which you took with reference thereto on July 17, 1974 and approved by the Mayor on July 25, 1974; (h) Supplementary Application dated April 15, 1976, filed with you on April 16, 1976 and approved by the Mayor on May 24, 1976; (i) Supplementary Application dated February 12, 1979 filed with you on that date, and to the action you took with reference thereto on March 29, 1979, and approved by the Mayor on May 4, 1979,

Mr. Robert J. Ryan
November 7, 1983
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(j) Supplementary Application dated January 31, 1980, filed with you on that date and approved by the Mayor on March 25, 1980, and (k) Supplementary Application dated August 26, 1982, filed with you on that date and approved by the Mayor on September 27, 1982. In accordance with the foregoing votes, the insurance company has completed the improvements contemplated by the above applications.

1. The Prudential Insurance Company of America proposes to alter approximately 50,000 square feet of the Prudential Center Parking Garage adjacent to the lower level entrance to the Sheraton Boston Hotel for the purpose of creating an Exhibit Hall mode of operation. The exhibit area is designed to accommodate 240-10 x 9 booths. Entrance to the facility will be gained from the Sheraton via a new stairway or the elevators.

The design is such that the area can be easily and quickly changed from Garage to Exhibit Hall mode. The cost of the project is about \$1.5 million.

It is expected that the garage will be used in the Exhibit Hall mode about 45 to 60 days a year. The Sheraton is projecting that this project will preserve about 60,000 hotel room nites for Boston during 1985 and 1986 when the Hynes is closed for construction.

When the garage is used in the Exhibit Hall Mode, approximately 147 parking spaces will be displaced. This will minimally impact the 3400 space garage, and valet parking will be implemented from time to time if needed.

The architect for this project is WZMH. They have had preliminary meetings with City Buildings Department and there does not appear to be any code problems. A copy of the preliminary plans are attached.

2. The Prudential Insurance Company of America proposes to grant an Easement to the Urban Investment and Development Company to facilitate the installation and construction of the northerly end of the new Huntington Avenue bridge on Prudential Center property in accordance with Plans attached hereto. The Easement shall terminate in the year 2077.
3. The proposed new construction is not a change in the type and character of the building or the project.

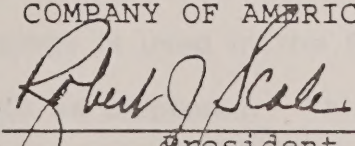
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4. There are no permissions, so far as known to The Prudential Insurance Company of America, which may be required for the proposed new construction to deviate from zoning, building, health and fire laws, codes, ordinances and regulations in effect in Boston, in addition to those previously granted, for the new construction and the building of which it will be a part, to be located and altered to conform with the plans attached hereto insofar as differing from the plans upon which prior decisions were based.
5. The Prudential Insurance Company of America respectfully requests:
 - (a) That you find that the proposed new construction is not a fundamental change in the type and character of the buildings or the project, and will be subject to the provisions of General Laws, Chapter 121A and Chapter 652 of the Acts of 1960, and of the contract with the City of Boston dated March 2, 1962, and the Rules, Regulations and Standards and the Statement of Accounts to be paid to the City of Boston, now applicable to the Project, and you approve such construction;
 - (b) That you grant permission to deviate from any requirement of the Boston Zoning Code to the extent necessary to permit such construction;
 - (c) That you grant permission to permit the alteration of the Prudential Center Garage, in accordance with proposed Plans attached hereto; and
 - (d) That you grant permission for the grant of an Easement to Urban Investment and Development Company.

Very truly yours,

THE PRUDENTIAL INSURANCE
COMPANY OF AMERICA

By


President
Northeastern Operations

RJS:dmk

Enclosures:

1. Plot - Parking Area - Hotel Area
2. Plot Survey - Prudential Center
3. Plan - Huntington Bridge

MEMORANDUM

DECEMBER 15, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: AMENDMENT TO THE REPORT AND DECISION ON THE
CHAPTER 121A APPLICATION OF THE PRUDENTIAL
INSURANCE COMPANY OF AMERICA

The Authority voted to adopt a Report and Decision on the Chapter 121A Application of the Prudential Insurance Company of America on July 14, 1961. There have been a number of amendments to the project since that time.

On November 7, 1983 the applicants submitted an additional request to amend their application proposing to alter approximately 50,000 square feet of the Prudential Center Parking Garage adjacent to the lower level entrance to the Sheraton Boston Hotel for the purpose of creating an Exhibit Hall mode of operation. The exhibit area is designed to accommodate 240-10 x 9 booths. The design is such that the area can be easily and quickly changed from Garage to Exhibit Hall mode. The cost of the project is about \$1.5 million. It is expected that the garage will be used in the Exhibit Hall mode about 45 to 60 days a year. The Sheraton is projecting that this project will preserve about 60,000 hotel room nites for Boston during 1985 and 1986 when the Hynes is closed for construction. When the garage is used in the Exhibit Hall Mode, approximately 147 parking spaces will be displaced. This will minimally impact the 3,400 space garage, and valet parking will be implemented from time to time if needed.

In addition, the Prudential proposes to grant an Easement to the Urban Investment and Development Company to facilitate the installation and construction of the northerly end of the new Huntington Avenue bridge on Prudential Center property in accordance with Plans attached hereto. The Easement shall terminate in the year 2077.

In the opinion of the Chief General Counsel, the proposed improvements are not a change in the type of character of the building and do not represent a fundamental change that would require further public hearings.

It is, therefore, recommended that the Authority approve and adopt the attached Amendment to the 121A Application of the Prudential Insurance Company of America.

VOTED: That the document attached hereto entitled, "Boston Redevelopment Authority Amendment to the Report and Decision of the Prudential Insurance Company of America for Authorization and Approval of a Project Under Massachusetts General Laws (Ter.Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960" be and hereby is approve and adopted.